

CITY OF VANCOUVERSPECIAL COUNCIL - FEBRUARY 20, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, February 20, 1975, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin and Sweeney

ABSENT: Alderman Volrich

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
SECONDED by Ald. Cowie,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning the proposed amendment to the Zoning and Development By-law to rezone a portion of the existing Langara Golf Course on the south side of 49th Avenue between Cambie and Ontario Streets.

- CARRIED UNANIMOUSLY

South Side of 49th Avenue between Cambie & Ontario Streets  
(Portion of Langara Golf Course)

An application was received from the Director of Planning to rezone the south side of 49th Avenue between Cambie and Ontario Streets from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

1. Uses

- (a) Apartment buildings
- (b) Town houses
- (c) Retail stores catering to the day-to-day needs of residents of the local neighbourhood (4,000 square feet)
- (d) Park or playground
- (e) Golf Course
- (f) Recreational facility (Y.M.C.A.)
- (g) Comprehensive educational development (Vancouver City College)
- (h) Off-street parking and loading
- (i) Buildings or uses customarily accessory to the above uses

2. Floor Space Ratio

The Floor Space Ratio, including all ancillary use, not to exceed the following:

- (a) Family housing  
0.50
- (b) Senior citizens housing  
0.75

cont'd ...

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S/S of 49th Avenue between Cambie & Ontario Streets (cont'd)

- (c) Housing for young marrieds  
0.75

(Density of Dwelling Units: The number of dwelling units permitted per acre shall be as prescribed by Council when approving the form of development, but in no event shall they be less than 15 nor more than 43 per acre.)

- (d) Recreational facility (Y.M.C.A.)  
0.50

3. Height of Buildings

- (a) Housing (all categories)  
The height not to exceed three storeys
- (b) Recreational facility (Y.M.C.A.)  
The height of the building not to exceed 40 feet

And also subject to the following conditions:

The detailed scheme of development to be first approved by the Director of Planning on advise from the Urban Design Panel, having regard to the general conditions set out in the attached report dated November 20, 1974, and such other conditions as determined by Council.

The application was approved by the Vancouver City Planning Commission who endorsed the above recommendations.

Mr. H. W. Pickstone, Deputy Director of Planning, outlined the development stating that the Planning Department recommended that two types of housing be developed i.e. 2 acres of senior citizen housing at a density of 50 units per acre and 13 acres of family housing--market housing at 13 units per acre and co-operative housing at 22 units per acre. He advised that there was a minor amendment to the boundary thereby reducing the area to be rezoned.

Mr. E. Deano, Vice-president of the Marpole-Oakridge Area Council, spoke at length on the purchase of the land from the C.P.R. and the negotiations that followed. He felt the land should not be rezoned and that the Federal, Provincial and local governments should get together to keep the land as green space for all the people of Vancouver.

Mr. P. Pulle, Chairman of the Langara Citizens' Committee, introduced the members of the Committee and put forward their suggestions for possible alternatives to rezoning part of the Golf Course for housing i.e. exchange land with the Park Board or use City-owned land elsewhere for the housing; renew efforts to find alternative financing; failing these, the City should find a way to make co-operative housing at 15 units per acre a reality.

Mrs. V. Pasquill felt that the 18 acres designated for housing was of little consequence in solving the housing crisis and wanted Langara left as open green space.

A citizen expressed concern that only upper middle class families would be accommodated. The City should not lose the opportunity of saving the 20 acres for green space.

Mr. G. Bernard, representing the seniors who play golf on the Langara Golf Course, wanted the Golf Course to remain as it is.

Mr. T. Johnson, a member of the Langara Golf Course, suggested that there was land throughout the Golf Course that could be rezoned for individual housing units.

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S/S of 49th Avenue between Cambie & Ontario Streets (cont'd)

Mrs. L. Freiman, President of the Marpole-Oakridge Area Council, put forth their recommendation to Council.

- That the area not be rezoned as a comprehensive development district
- That the land be maintained as public land and not sold to private developers
- That a Committee of all concerned be established to
  - (i) make a final effort to the Federal and Provincial Governments for funding
  - (ii) look at swapping lands in other parts of the City
  - (iii) approach the G.V.R.D. for park land money
  - (iv) find other financial solutions
- That no rezoning take place until the traffic study has been carried out.

Mr. S. Jackson, Community Planner, representing Committee of Progressive Electors, stated that green space is needed, but not in this area of the City. What the people in Vancouver need is more housing that families with children can afford.

Mrs. R. Hodge presented a brief urging that Council save what exists at Langara instead of deliberately destroying it.

Mr. R. Matthews, Vice-president of the student body, Langara Community College, stated that rezoning Langara for housing would not solve the housing problem in Vancouver and wanted to keep Langara as it is.

Mrs. H. Moran, representing the citizens of Vancouver who play golf on the Langara Golf Course, urged City Council to reconsider its decision with respect to rezoning Langara. She expressed concern that Langara Golf Course was continuously being made smaller.

Mr. R. Peebles also shared this concern stating that Langara Golf Course would eventually only be a 9-hole golf course.

Mr. J. Wright, a resident of the Langara area and a golfer, stated that a lottery should be held to raise funds to save Langara.

Mr. E. Riddell asked Council to put the question of saving Langara to the ratepayers for the \$4½ million needed to keep Langara as green space.

The following people spoke against the rezoning and expressed a wish to keep Langara as green space:

- Mr. Milton Weber
- Mrs. L. Housser
- Mr. Charles Murdock
- Mr. John Niebel
- Mr. T. Matout
- Mrs. H. Ross
- Mr. L. Eisner
- Mr. L. Oates

MOVED by Ald. Harcourt,

THAT the letters and briefs distributed at the meeting be received.

- CARRIED UNANIMOUSLY

cont'd ...

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S/S of 49th Avenue between Cambie & Ontario Streets (cont'd)

MOVED by Ald. Rankin,  
THAT subject to rezoning, Council determine the use of the land to be 2 acres for senior citizens housing and the balance of 13 acres for co-operative housing; the densities to be adjusted to 22 units per acre for family housing and up to 50 units per acre for senior citizen and young married housing.

(LOST)

MOVED by Ald. Marzari,  
THAT consideration of the above motion be deferred to a later meeting.

- LOST

A tie vote resulted with Alderman Bird, Boyce, Kennedy, Rankin and Sweeney opposed, and the above motion was declared LOST.

The motion by Alderman Rankin was put and declared LOST with Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney and the Mayor opposed.

MOVED by Ald. Sweeney,  
THAT the rezoning application be not approved.

- LOST

A tie vote resulted with Aldermen Bowers, Cowie, Harcourt, Rankin and the Mayor opposed and the above motion was declared LOST.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
SECONDED by Ald. Marzari,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 11:20 p.m.

The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of February 20, 1975, adopted on  
March 11, 1975.

*A Phillips*  
MAYOR

*R. N. Little*  
CITY CLERK